



**CITY COUNCIL**  
CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

**FILED**  
**FEB 28 2021**  
ORDINANCE  
PURSUANT TO ROH Sec. 1-2.4  
BILL **6 (2019)**

**A BILL FOR AN ORDINANCE**

RELATING TO DEVELOPMENT OF LOW-RISE MULTIFAMILY DWELLINGS.

BE IT ORDAINED by the People of the City and County of Honolulu:

**SECTION 1. Purpose.** The purpose of this ordinance is to increase development opportunities for affordable rental units in low-rise multifamily dwellings in the apartment, apartment mixed use, and business mixed use districts, and reduce the proliferation of monster homes in the residential districts.

**SECTION 2.** Table 21-3, Revised Ordinances of Honolulu 1990 ("Master Use Table"), is amended by amending the "Dwellings and Lodgings" category to add a "Dwellings, affordable rental low-rise multifamily" use category to read as follows:

**"TABLE 21-3  
MASTER USE TABLE**

In the event of any conflict between the text of this Chapter and the following table, the text of the Chapter shall control. The following table is not intended to cover the Waikiki Special District; please refer to Table 21-9.8(A).

**KEY:** Ac = Special accessory use subject to standards in Article 5  
Cm = Conditional Use Permit-minor subject to standards in Article 5; no public hearing required (see Article 2 for exceptions)  
C = Conditional Use Permit-major subject to standards in Article 5; public hearing required  
P = Permitted use  
P/c = Permitted use subject to standards in Article 5  
PRU = Plan Review Use

ZONING DISTRICTS																					
USES (Note: Certain uses are defined in Article 10.)	P-2	AG-1	AG-2	Country	R-20, R-10	R-7.5, R-6, R-3.5	A-1	A-2	A-3	AMX-1	AMX-2	AMX-3	Resort	B-1	B-2	BMD-3	BMD-4	L-1	L-2	L-3	IMX-1
<u>Dwellings, affordable rental low-rise multifamily</u>							P/c	P/c	P/c	P/c	P/c	P/c				P/c	P/c				



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SECTION 3. Chapter 21, Article 5, Revised Ordinances of Honolulu 1990 ("Specific Use Development Standards"), is amended by adding a new section to be appropriately designated by the Revisor of Ordinances and to read as follows:

**"Sec. 21-5. Dwellings, affordable rental low-rise multifamily.**

- (a) The purpose of this section is to encourage the development of affordable rental units in low-rise multifamily dwellings in the apartment, apartment mixed use, and business mixed use districts, in order to increase the supply of affordable rental housing, and reduce the proliferation of excessively large homes in the residential districts.
- (b) Affordable rental low-rise multifamily dwellings located in the A-1, A-2, A-3, AMX-1, AMX-2, AMX-3, BMX-3, and BMX-4 districts are subject to the following development standards and off-street parking and loading requirements:

<u>Development Standard</u>	<u>Requirement</u>
<u>Maximum lot area</u>	<u>20,000 sq. ft.</u>
<u>Minimum lot width and depth</u>	<u>50 ft.</u>
<u>Minimum side and rear yards</u>	<u>5 ft.</u>
<u>Maximum building area</u>	<u>80 percent of the zoning lot</u>
<u>Maximum building height</u>	<u>60 feet</u>
<u>Maximum density (FAR)</u>	<u>4.0</u>
<u>Height setbacks</u>	<u>None</u>
<u>Off-street parking</u>	<u>None</u>
<u>Off-street loading</u>	<u>None</u>

(See Figure 21-5 for examples.) All other applicable development standards and off-street parking and loading standards established by this chapter, not in conflict with the foregoing, will continue to apply.

- (c) The maximum number of affordable rental dwelling units for each zoning lot is determined by dividing the square footage equivalent of the maximum allowable FAR for that zoning lot, excluding any public open space bonus FAR, by a factor of 800, and rounding down to the nearest whole number.



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- (d) The parking lot, if any, for an affordable rental low-rise multifamily dwelling may extend into the side and rear yards if 100 percent of the front yard is landscaped.
- (e) The maximum size of an affordable rental dwelling unit in an affordable rental low-rise multifamily dwelling is as follows:

<u>Number of Bedrooms and Bathrooms</u>	<u>Maximum Floor Area (square feet)</u>
<u>Studio with 1 bathroom</u>	<u>500</u>
<u>One bedroom with 1 bathroom</u>	<u>650</u>
<u>One bedroom with 1.5 bathrooms</u>	<u>700</u>
<u>One bedroom with 2 bathrooms</u>	<u>750</u>
<u>Two bedrooms with 1 bathroom</u>	<u>800</u>
<u>Two bedrooms with 1.5 bathrooms</u>	<u>900</u>
<u>Two bedrooms with 2 bathrooms</u>	<u>1,000</u>
<u>Three bedrooms with 1.5 bathrooms</u>	<u>1,100</u>
<u>Three bedrooms with 2 bathrooms</u>	<u>1,200</u>
<u>Three bedrooms with 2.5 bathrooms</u>	<u>1,250</u>
<u>Four bedrooms with 2 bathrooms</u>	<u>1,300</u>
<u>Four bedrooms with 2.5 bathrooms</u>	<u>1,350</u>

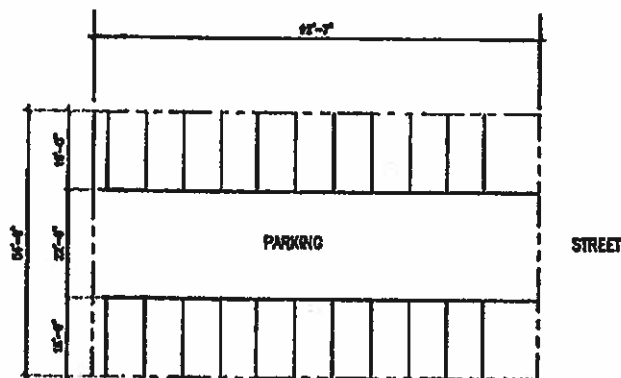
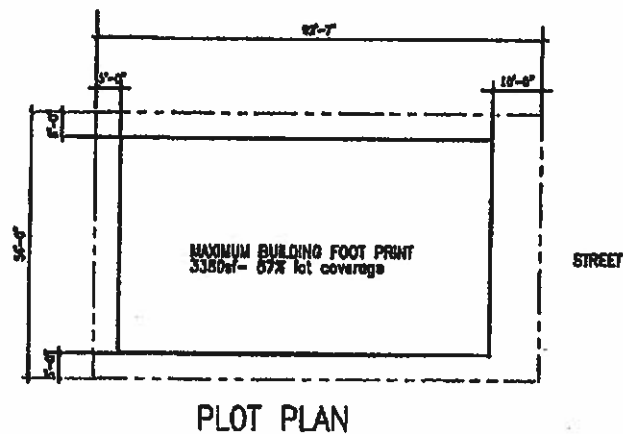
SECTION 4. Chapter 21, Article 5, Revised Ordinances of Honolulu 1990 ("Specific Use Development Standards"), is amended by adding a new figure entitled "Affordable Rental Low-Rise Multifamily Dwelling--Examples of Maximum Building Area and Yards," to be appropriately designated by the Revisor of Ordinances and to read as follows:



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**"Figure 21-5.\_\_\_\_\_  
AFFORDABLE RENTAL LOW-RISE MULTIFAMILY DWELLING--EXAMPLES OF  
MAXIMUM BUILDING AREA AND YARDS**

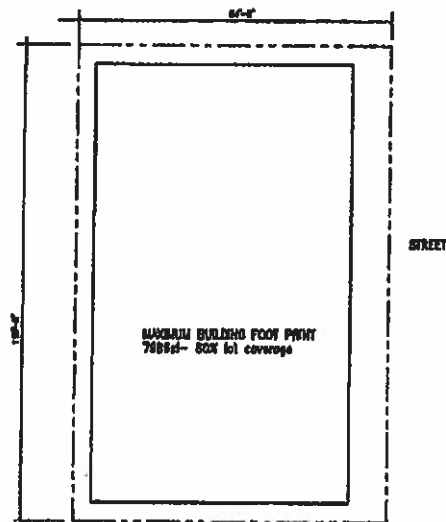
**5,000 SQUARE FOOT LOT**



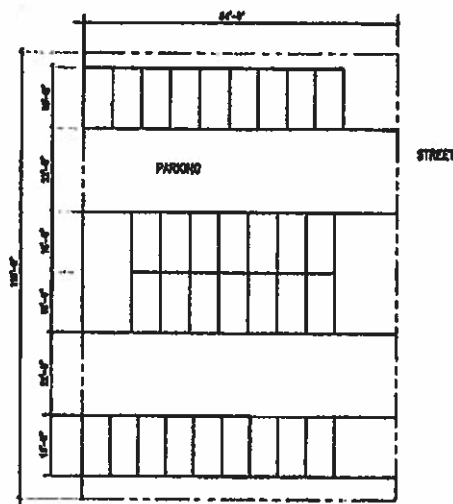


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Figure 21-5.  
10,000 SQUARE FOOT LOT



PLOT PLAN  
10,000 SF LOT

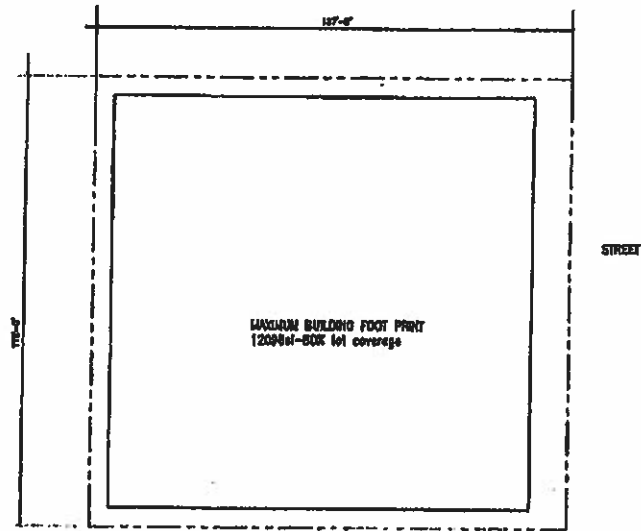


PLOT PLAN  
10,000 SF LOT

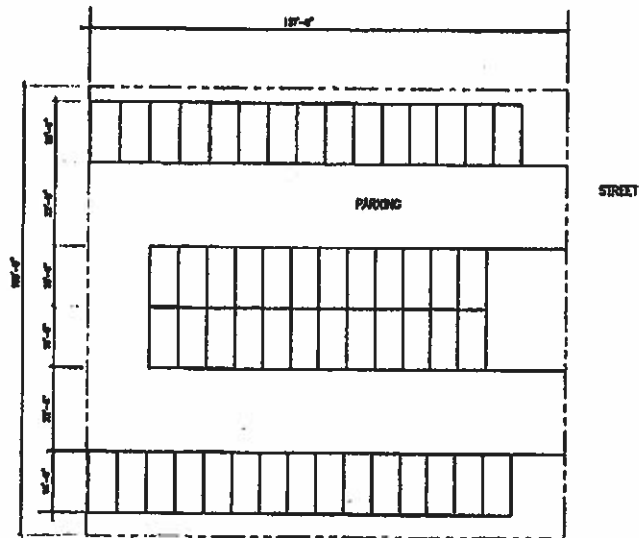


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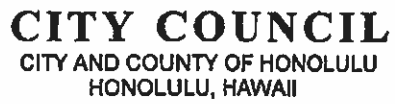
Figure 21-5.  
15,000 SQUARE FOOT LOT



PLOT PLAN  
15,000 SF LOT

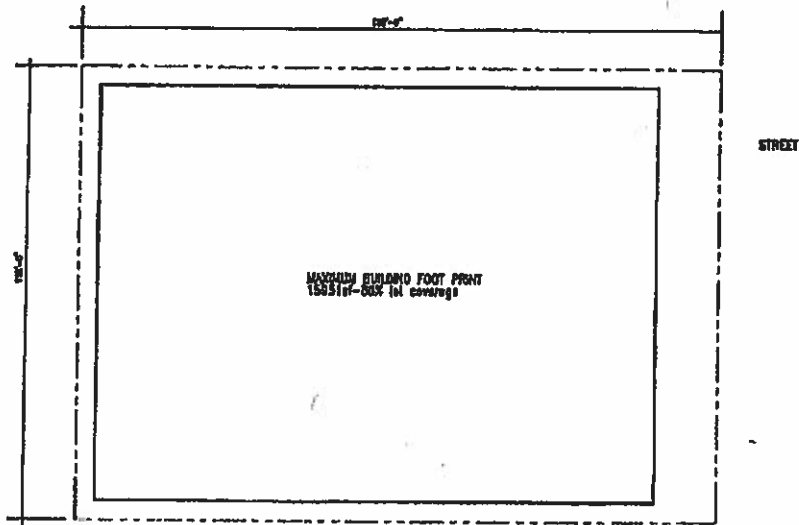


PLOT PLAN  
15,000 SF LOT

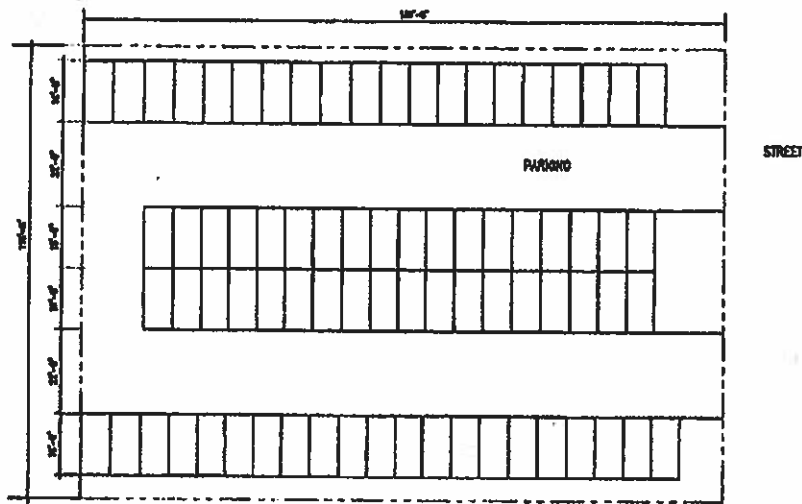


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**Figure 21-5. 20,000 SQUARE FOOT LOT**



PLOT PLAN  
20,000 SF LOT



PLOT PLAN  
20,000 SF LOT



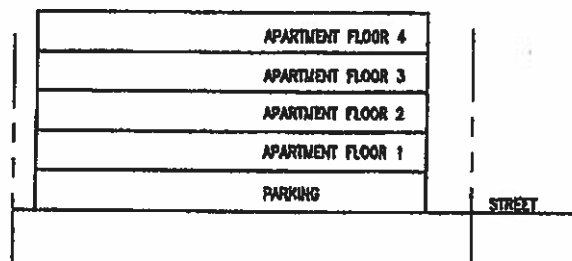
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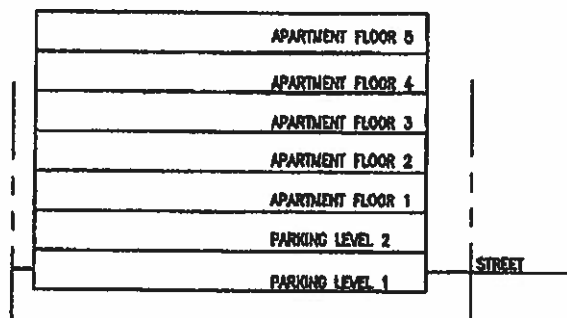
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SECTION 5. Chapter 21, Article 5, Revised Ordinances of Honolulu 1990 ("Specific Use Development Standards"), is amended by adding a new figure entitled "Affordable Rental Low-Rise Multifamily Dwelling--Examples of Building Height," to be appropriately designated by the Revisor of Ordinances and to read as follows:

"Figure 21-5.\_\_\_\_\_  
**AFFORDABLE RENTAL LOW-RISE MULTIFAMILY DWELLING--  
EXAMPLES OF BUILDING HEIGHT**



**SECTION OF 45 FEET MAXIMUM HIGH BUILDING**



**SECTION OF 60 FEET MAXIMUM HIGH BUILDING**





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SECTION 6. Section 21-10.1, Revised Ordinances of Honolulu 1990 ("Definitions"), is amended to add new definitions for "affordable rental dwelling unit," "affordable rental low-rise multifamily dwelling," and "bathroom" to read as follows:

"Affordable rental dwelling unit" means a dwelling unit rented to a household earning 100 percent and below of the median income determined by the United States Department of Housing and Urban Development annually for the Honolulu Metropolitan Statistical Area as adjusted for household size."

"Affordable rental low-rise multifamily dwelling" means a multifamily dwelling that is 60 feet or less in height, in which 100 percent of the total number of dwelling units in the multifamily dwelling are affordable rental dwelling units."

"Bathroom" means a room that is equipped for taking a bath or shower and that includes a sink and toilet. A 0.5 bathroom means a room that is equipped with a sink and toilet, but without a bath or shower."

SECTION 7. New ordinance material is underscored. When revising, compiling or printing this ordinance for inclusion in the Revised Ordinances of Honolulu, the Revisor of Ordinances need not include the underscoring.



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SECTION 8. This ordinance takes effect upon its approval and will be repealed five years after its effective date. No later than two years prior to the repeal date of this ordinance, the Director of Planning and Permitting shall submit to the City Council a report on the number of additional affordable rental dwelling units developed in low-rise multifamily dwellings in the apartment, apartment mixed-use, and business mixed use zoning districts during the effective period of this ordinance, and a recommendation regarding the repeal, modification, or extension of this ordinance.

INTRODUCED BY:

*Kimberly Poon*

DATE OF INTRODUCTION:

**FEB 28 2019**

Honolulu, Hawaii

Councilmembers

APPROVED AS TO FORM AND LEGALITY:

Deputy Corporation Counsel

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Mayor  
City and County of Honolulu

**FILED**  
**FEB 28 2021**  
PURSUANT TO ROH Sec. 1-2.4